ECONOMIC DEVELOPMENT AUTHORITY OF THE CITYOF NORFOLK

Meeting Minutes

The Economic Development Authority of the City of Norfolk called, and held, its regular monthly meeting on Wednesday, August 6, 2025, at 12:00 Noon, 999 Waterside Drive, Suite 400, Norfolk, Virginia 23510.

DIRECTOR'S PRESENT:

Jeff Brooke - Chairman
Kim Brown (Virtual)
Jaeson Dandalides
Henri Patten
Carter Smith
Richard Ottinger
Keith Warren
John Garrett
George Polizos
Simon Scott

STAFF PRESENT:

Sean Washington - Executive Director
Robert Sharak-Assistant Executive Director
Mike Paris - Secretary-Treasurer
Dawn Ryan- Assistant Secretary-Treasurer

COUNSEL PRESENT:

Barry Hunter – Kaufman & Canoles, P.C.

ABSENT:

Morgan Whayland

GUESTS:

Terri-Ann Scope – Department of Economic Development
Ryan Southall - Department of Economic Development
Delk Koolman- Department of Economic Development
Britney Hatcher - Department of Economic Development
Mia Byrd-Wilson- Department of Economic Development
Peter Schrider-Department of Economic Development
Amy Diggins- Department of Economic Development
Malijah Ruben- Department of Economic Development
Carlisle Morrisette- Department of Economic Development
Christine Garczynski- City of Norfolk Finance
Shenette Felton – City of Norfolk Finance
Kelly Straub – City of Norfolk Communications
Joey Pocan- ABNBFU
Jim Morrison- WHRO
Marcia McGill-DHCD
Susan Perry- DHCD

MEETING CALLED TO ORDER

Chairman Brooke called the meeting to order at 12:08 P.M. and thanked the Directors present for attending. Chairman Brooke informed the Directors that Director Brown had notified him that she would be attending remotely due to a personal reason. After confirming that all parties could hear one another, Chairman Brooke asked the Directors to approve her remote participation. Motion to approve Director Brown's attendance remotely was made by Director Garrett, seconded by Director Smith and unanimously approved. (Vote: 9-0-0). Director Brown participated remotely from Chicago, IL, because she was attending a conference. This is the first time Director Brown has participated remotely for a personal reason in the calendar year 2025.

Chairman Brooke asked the Directors to review the minutes from the last meeting and asked whether there were any comments or questions. There being none, a motion to approve the minutes was made by Director Warren and seconded by Director Polizos. The motion was adopted with one abstention by Director Patten who was not in attendance for the entire meeting. (Vote: 9-0-1).

DIRECTORS REPORT

Chairman Brooke turned over the meeting to Mr. Paris who presented his financial update. (Attachment #1). Chairman Brooke thanked Mr. Paris for the update.

Chairman Brooke then turned over the meeting to Mr. Washington to present the Director's report. Mr. Washington gave his report, which is outlined in Attachment #2.

NEW BUSINESS

Mr. Washinton then introduced the team from the Department of Housing and Community Development ("DHCD"). He mentioned that the team started out as a team of four which included Director Dr. Perry and Assistant Director Marsha McGill. Ms. McGill first stated the reason housing needs to be part of the conversation, and how it works hand in hand with economic development. Ms. McGill explained how DHCD works with several departments to ensure that housing needs throughout the City are addressed. This would include going into the communities and ensuring that the focus is on poverty and how it affects housing needs. She also talked about the Norfolk Housing Commission established by Mayor Alexander in April 2025, the purpose of which was to impact future housing policy through independent analysis. Ms. McGill ended her presentation by providing some key takeaways, which included noting that housing is economic infrastructure and a growth catalyst. She also stated that it is important to note that the partnership with Economic Development is necessary when discussing housing and infrastructure. Chairman Brooke thanked Ms. McGill for her presentation. (Attachment #3).

CLOSED SESSION

Director Polizos presented the following motion for consideration by the Board, which motion was seconded by Director Smith and unanimously approved by roll call vote: "Mr. Chairman, I move that the Directors of the Economic Development Authority of the City of Norfolk convene in a closed meeting pursuant to Section 2.2-3711.A.8 of the Code of Virginia for the purpose of consultation with the Authority's legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel." Roll Call Vote: Director Dandalides, Director Garrett, Director Polizos, Director Smith, Director Patten, Director Brooke, Director Ottinger, Director Warren, Director Scott and Director Brown, all aye (Vote: 10-0-0).

After reconvening in open meeting, the Directors unanimously approved the following certification: "The Directors of the Economic Development Authority of the City of Norfolk certify that to the best of their knowledge (i) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act and (ii) only such public business matters as were identified in the motion by which the closed meeting was convened, were heard, discussed or considered in the meeting by the Directors of the Authority" Roll Call Vote: Director Dandalides, Director Garrett, Director Polizos, Director Smith, Director Patten, Director Brooke, Director Ottinger, Director Warren, Director Scott and Director Brown, all aye (Vote: 10-0-0).

Chairman Brooke reminded the Directors of the documents that they received prior to the meeting regarding the transfer of Military Circle Mall to the City. He then asked Mr. Washington to address the Directors on the process. Mr. Washington first provided a brief history of how the EDA acquired the Mall and all that had occurred from purchase to present. (Attachment #4). Mr. Washington also provided the projected financial impact of transferring the Mall off the books of the EDA. He emphasized that this action is something the EDA has done in the past, citing three properties that have been bought and transferred to the City. Mr. Washington assured the Board that the EDA has accomplished much in getting the redevelopment project to this point, noting that he believes the City is in a better financial position to lead the redevelopment of the mall and approving the resolution frees the EDA's financial resources to pursue other opportunities. Chairman Brooke asked the Directors to review the Resolution and transfer documents. He said it was clear as to what the outcome should be but said that this seemed to be short notice. Chairman Brooke also stated that he felt the role of the EDA had been diminished, and that better communication between the City and the EDA is needed. Director Smith asked if the Board would still have a say in the development of the site if the EDA were no longer the owner. Mr. Washington responded by suggesting that since there is a long history, it may be best to write a letter to the City voicing the desire to be part of the outcome. Director Patten voiced her concern about the consultation fees and all the work the Board has done; it is now null and void. Mr. Washington recommended voicing any insight into the outcome in a letter. He stated, however, the final decision will be made by the City Council. Director Warren asked, from a financial perspective, whether it made sense for the EDA to proceed with the transfer. He also asked if it means the EDA will forfeit the $2.5 million from the Cinemark settlement. Mr. Washington responded that when the City provided funding to renovate the JC Penny box in 2016 with $14 million, it made the EDA a component of the City of Norfolk because of the financials ties that took place. He also stated that while they have an independent audit it is also part of the City's master audit, so the EDA will lose the equity position. Chairman Brooke asked if the consultants' agreements are closed out. Mr. Washington responded in the affirmative. Director Dandalides asked why the City requested the EDA to buy the Mall instead of buying it themselves. Mr. Washington stated that it had to do with timing, but he could not speak about the former leadership's decision. Director Dandalides noted that the redevelopment process had been slow, partly because the City Council hadn't given directions to it and asked what would change with them taking possession. Mr. Washington responded that City Council realized that they would have to make decisions to move forward, so it made sense to transfer the Mall now, especially with the financial incentives that would be needed to move forward. Chairman Brooke asked the Directors to approve the transfer. A motion to approve the Resolution authorizing the deed of transfer was made by Director Ottinger and seconded by Director Smith. The motion was adopted with one abstention by Director Dandalides. (Vote: 9-0-1). (Attachment #5)

CLOSING

Chairman Brooke made a few brief announcements, confirmed the members of the nominating committee, and thanked the Directors for attending. The meeting was adjourned at 1:22 P.M.

Approved by ______________, chairman

Attachments:

1. Financial Report
2. Directors Report
3. Department of Housing and Community Development
4. Directors Report on Military Circle
5. Deed of Transfer Military Circle Mall